

**2023031609 00091**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$190.00**

PRESENTED &amp; RECORDED

09/14/2023 01:50:48 PM

**LYNNE JOHNSON**

REGISTER OF DEEDS

BY: CARLA B FLEMING, DPTY

**BK: RE 3772****PG: 4183 - 4185**

Commitment Number: 220655322

Seller's Loan Number: 0024806994

After Recording Return To:  
 ServiceLink, LLC  
 1325 Cherrington Parkway  
 Coraopolis, PA 15108

**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax \$190.00

Recording Time, Book and Page

Tax Parcel Identifier No. **6837-77-1886.000**

Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_  
 by \_\_\_\_\_

Mail/Box to **HAO TRAN: 1109 RUSKIN DR, HIGH POINT, NC 27265**

This instrument prepared by Troy A. Reed, (Bar Number: 48539), a licensed North Carolina Attorney, Bundle, 8940 Main Street, Clarence, NY 14031 (716) 634-3405 Fax: (716) 634-3166. Any delinquent taxes to be paid by closing attorney/settlement agent upon disbursement of closing proceeds to the county tax collector. The existence of title insurance is unknown to the preparer. This instrument prepared by Troy A. Reed, a licensed North Carolina attorney, without title examination.

THIS DEED made this **SEP 07 2023**, by and between

GRANTOR	GRANTEE
<b>FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2020-2</b>	<b>HAO TRAN</b>
whose address is 3217 S. Decker Lake Dr., Salt Lake City, UT 84119	whose address is 1109 RUSKIN DR, HIGH POINT, NC 27265

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

The property conveyed is not the principal residence of the grantor.

WITNESSETH

**FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2020-2**, grantor, for \$95,000.00 (Ninety Five Thousand Dollars and Zero Cents) in consideration paid, hereby gives, grants, bargains, sells and conveys, with special warranty covenants, in fee simple, subject to the exceptions and reservations hereafter provided, if any, to **HAO TRAN**, hereinafter grantee, whose tax mailing address is **1109 RUSKIN DR, HIGH POINT, NC 27265**, the following described real property:

**All that certain parcel of land in Township of Middlesex #1, Forsyth County, State of North Carolina, as more fully described in Deed Book 836, Page 423, ID# 2367 060, being known and designated as:**

**BEGINNING at a stake in the south line of Wooden Avenue North, the northwest corner of Lot No. 59; running thence in a southerly direction along the west line of Lot No. 59 and the rear line of Lot Nos. 53 through 58, a distance of 210 feet to a stake; running thence westwardly along the rear line of Lots 41 through 45, a distance of 150 feet to a stake; running thence northwardly along the line of Lot No. 65 a distance of 210 feet to a stake in the south line of Wooded Avenue North; running thence eastwardly with the line of said Wooded Avenue, a distance of 150 feet to a stake , the point of beginning. Being known and designated as Lot Nos. Sixty (60), Sixty-One (61), and Sixty-Two (62), Sixty-Three (63) and Sixty-Four (64) as shown on map of property of R.H. Cox Estate recorded in Book of Plans No. 12, Page 70 located in the Office of the Register of Deeds of Deeds of Forsyth County, North Carolina, to which reference is hereby expressly made for a more full, complete and particular description.**

**Property Address is: 1116 N WOODED AVE, WINSTON SALEM, NC, 27105**

Said property having been previously acquired by Grantor by: **2022053708**

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD unto the Grantee, in fee simple, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

The Grantor covenants with the Grantee that Grantor has done nothing to impair such title as Grantor received, and that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions herein stated.

The Grantor makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

All or a portion of the property herein conveyed \_\_\_\_\_ includes or \_\_\_X\_\_\_ does not include the primary residence of Grantor.

Grantor will warrant and defend against all lawful claims of all persons claiming by, through or under grantor, and no others.

IN WITNESS WHEREOF, Grantor has executed this instrument as of SEP 07 2023 .

**FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2020-2, By Select Portfolio Servicing, Inc., as Attorney-in-Fact**

By: [Signature] SEP 07 2023

Print/Type Name: Conrad Stribakos

Title: DOC. CONTROL OFFICER

\*\*\*\*Power of Attorney is recorded in Book 3771, Page 4019, Forsyth County Registry

★ Personally Known

STATE OF Utah  
COUNTY OF Salt Lake

I, the undersigned Notary Public of the County and State aforesaid, certify that Conrad Stribakos ★ its Document Control Officer on behalf of Select Portfolio Servicing, Inc., as Attorney-in-Fact for FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2020-2, personally appeared before me this SEP 07 2023 day and acknowledged that by authority duly given and as the act of Select Portfolio Servicing, Inc., as Attorney-in-Fact for FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2020-2 and on behalf of Select Portfolio Servicing, Inc., as Attorney-in-Fact for FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2020-2 he/she executed this deed as his/her free and voluntary act for the purposes set forth in this instrument and that he or she signed this foregoing instrument on behalf of Select Portfolio Servicing, Inc., as Attorney-in-Fact for FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2020-2 as its act and deed.

[Signature]  
Notary Public **Jennifer C. Brown**

